| Concepts Supportive Housing | Indicators Supportive Housing | MCIC Concept | MCIC Indicator | Potential Data Set(s) | Geographic Scope | Geographic Scale | Chronologial Scope | Frequency of Updates | Qualitative vs. Quantitative | Units | Cross-Cutting Variables | Public or Proprietary | Price | Means of Acquisition | Estimated Time for Acquisition | Legal Barriers to Public Dissemination |
|-----------------------------|--|---|---|--|--|----------------------------------|-----------------------|------------------------------------|---------------------------------|--------------------------------------|---|--------------------------|------------------------|---|--|--|
| Supportive Housing | Senior Housing | | | | | | | | | | | | | | | |
| Affordability/Cost | Accessible Housing (disabled) | | Sales Price: Current Illinois homes for sale | Multiple Listing Service | national | address level | current+ | daily | quantitative | dollars | | | | | | |
| , | | | | U.S. Census Bureau, Decennial | | | 1000 2000 | | | 1.11 (6) | race/ethnicity; sex; | | | Available for download in zipped, pipe- | | |
| | | | | Census, 1990 and 2000 | national | tract | 1990, 2000 + | every ten years annually (with | quantititative | dollars (\$) | employment, etc. | public | tree | deliminated format | Immediate download in a usable format | None |
| | | | | U.S. Census Burearu, American Community Survey | national | Metropolitan Statistical Area | 2000-2006+ | approx. 2-yr lag time) | quantitative | dollars ((\$) | owners vs. renters | public | free | Download detailed data tables via American Factfinder | Immediate download in usable format | None |
| | Median home sales prio | | | Easy Analytic Software, Inc. | Introduc | Diamondai 7 irea | 2000 20001 | iiiic) | quantituave | donais ((¢) | OWIGIS 13. Temers | puone | | runereum ruerunder | Initiodate download in double format | rone |
| | | Median home sales price vs. median household income | Income: Total annual household income | (EASI). EASI data sources include Bureau of the Census – 2000 | 2 | | | | | | | | | | | |
| | | | | Census PL 94 - 171; 2000 Census | , | | | | | | race/ethnicity; sex; | | | | | |
| | | | | SF1 and SF3. (These Census data are the EASI benchmark or | national | tract | ? To 2007+ | annually | quantitative | dollars | employment, etc. | proprietary | | | | |
| | | | | starting point for the | | | | | | | | | | | | |
| | Trousing Cost Burden | | | demographic updates and the forecasts.) Other rel | | | | | | | | | | | | |
| | | T | | U.S. Census Burearu, American | | Metropolitan | | annually (with approx. 2-yr lag | | dollars (income); % (housing cost | | | | Download detailed data tables via | | |
| | | Tenure by housing costs as a percentage of household income in the past 12 months | American Community Survey, Table B25106 | Community Survey | national | Statistical Area | 2000-2006+ | time) | quantitative | burden) | owners vs. renters | public | free | American Factfinder | Immediate download in usable format | None |
| | | Mortgage status by selected monthly owner costs as a | | U.S. Censu Burearus, American | | Metropolitan | | annually (with approx. 2-yr lag | | dollars (income); % (housing cost | mortgage holders vs. | | | Download detailed data tables via | | |
| | | percentage of household income in the past 12 months | American Community Survey, Table B25091 | Community Survey | national | Statistical Area | 2000-2006+ | time) annually (with | quantitative | burden) dollars (income); | non mortgage holders | public | free | American Factfinder | Immediate download in usable format | None |
| | | Age of householder by selected monthly owner costs as | | U.S. Censu Burearus, American | | Metropolitan | | approx. 2-yr lag | | % (housing cost | | | | Download detailed data tables via | | |
| | | percentage of household income in the past 12 months | American Community Survey, Table B25093 | Community Survey | national | Statistical Area | 2000-2006+ | time) annually (with | quantitative | dollars (income); | age | public | free | American Factfinder | Immediate download in usable format | None |
| | | Gross Rent as a percentage of household income in the past 12 months | American Community Survey, Table B25070 | U.S. Census Burearu, American Community Survey | national | Metropolitan Statistical Area | 2000-2006+ | approx. 2-yr lag | quantitative | % (housing cost | | public | free | Download detailed data tables via American Factfinder | Immediate download in usable format | None |
| | | part 12 months | ransfear Community Survey, Table B23070 | Community Survey | | Danisacai Alea | 2000-2000+ | i.inc) | quancitative | ourdon) | program/subsidy type; | paone | ince | A STICAL FACESHIUCE | ediate download in usable format | . to Ale |
| | | | Multifamily Assistance on I Senting S Control | Data held by Department of Housing and Urban Development. | | | | | both (see cross- | see crossing- | gross rent vs. fair market rents; | | | Direct download from HUD website in Access format. Accessed at | | |
| | Subsidized Units | Number of project-based Section 8 contracts | Multifamily Assistance and Section 8 Contracts Database | Data derived from Federal | national | address level | ? - present + | monthly | cutting variables) | cutting variables | expiration date of | ration date of | free | http://www.hud.gov/offices/hsg/mfh/exp/ | Immediate download | oad None. Available to public. |
| | | | | Housing Administration | | | | | | | Section 8 subsidies; congressional district; | | | mfhdiscl.cfm#instruct | | |
| | | | | Kane, McHenry, Lake, Kendal | | | | | | | | | | | | |
| | | | | Will County Supervisor of | • | | | | | | | | | | | |
| | | | | Assessments: central location for assessment databases for Crete, | | | | | | | | | | | | |
| | Land Value Average assessed land value per sq | Average assessed land value per square foot | Annual property tax assessment data. | DuPage, Frankfort, Joliet, | Selected municipalities in | address | 2007+ | annually | quantitative | | | public | free | | Extensive | None |
| | | | | Lockport, Manhattan, Monee, New Lennox, Plainfield, Troy, | Will County | address | 20071 | aimuany | quantitative | | residential vs. nonresidential | public | nec | Searchable online databases. Requires extensive and sophisticated | Extensive | rone |
| ī | | | | Welsey and Wheatland | | | | | | dollars (\$) and square feet | property glass; | | | programming/web scraping techniques to pull all data from the directory. | | |
| | | | | DuPage County Supervisor of | | | | | | square reet | property class, | | | pun an data from the directory. | | |
| | | | | Assessment: central location for assessment databases for Wayne, | Colored model of the | | | | | | | | | | | |
| | | | | Bloomingdalte, Addison, Winfield, Milton, York, | Selected municipalities in DuPage County | address | 2007+ | annually | quantitative | | residential vs. nonresidential | public | free | Searchable online databases. Requires extensive and sophisticated | | None. |
| | | | | Naperville, Lisle and Downers | | | | | | dollars (\$) and | property; property age; | | | programming/web scraping techniques to | | |
| | | | | Grove Townships | | | | | | square feet | property class; residential vs. | | | pull all data from the directory. Searchable online database. Requires | Extensive | |
| | | | | | | | | | | dollars (\$) and | nonresidential property; property age; | | | extensive and sophisticated programming/web scraping techniques to | | None. Data already available or |
| | | | | Cook County Assessor's Office | Cook County | address | 2006-2007+ | annually | quantitative | square feet | property class; | public | free | pull all data from the directory. | Extensive | public website. |
| | | | | | | | | | | | An exhaustive list of | | | | | |
| | | | nit CostWorks: construction, development and labor datasets | | | | | | | | residential construction variables (size, | | \$349 (not | ı | | |
| | | | | RS Means. RS Means uses many | | | | | | | materials, labor source, | | taxes) for | | | Several dissemination barriers |
| | Construction Costs | | | sources to compile its construction data which can be found here: | national | zip code | present data only | annually | quantitative | dollars (\$) | etc.) can be used to create a standard | proprietary | a 1-year subscripti | Membership can be purchased online. | Online purchase gains user immediate | exist with this data set. (Note: Specific legal quidelines are no |
| | | multifamily building | | http://www.meanscostworks.com/ | , and the second | Inp code | + | umum) | quantitative | donais (\$) | building type. | proprietary | on for the | being car se parenased sinne. | online access. | fully est, at the time of report |
| | | | | Help/CWOnlHelp.htm | | | | | | | The most important | | ion Cost | | | submission. Details forthcomi |
| | | | | | | | | | | | variable for this indicator is location. | | Estimator | | | |
| | | | | | | | | | | | | | | | | |
| | Costs (including regulatory) around green development | | | | | | | | | | | | | | | |
| | Non-housing costs associated with housing (construction, long term) | | | | | | | | | | | | | | | |
| | Ratio of local median housing cost to regional | | | | | | | | | | | | | | | |
| | median HH property tax burden vs. HH employment | | | | <u> </u> | | <u> </u> | | <u> </u> | <u> </u> | | | | | | |
| | Underlying zoning/infrastructure permitted (lot sizes, etc.) | | | | | | | | | | | | | | | |
| upply | | | | | | | | | | | inside vs. outside | | | | | |
| | | | | | | | | | | | metropolitan area; number of units; built | | | | | |
| | | Number of housing starts | Survey of Construction (SOC) Micodata Files | US Census Bureau, | | | | | | | for own vs. rent; | | \$50 for 1- year of | Data is ordered from U.S. Census, | 1101 | |
| | | | | Manufacturing, Mining and Construction Statistics | national | Census Division | 1999-2006+ | annually | quantitative | | month permit issued; state date; completion | public | all microdat | 763-5160. File can be receveid via email | 1-10 business days depending on preferred format | None. |
| | | | | Construction Statistics | | | | | | | date;construction method; sq. footage; # | | a | or cd-rom in either SAS or Excel format. | | |
| | | | | | | | | | | | bdr; sales prices; type | | | | | |
| | | | | | | | | | | | of financing | | | Available in searchable database format | | |
| | | | | US Census Bureau, | | state, MSA, | | | | | | | | at | | |
| | New Construction | Monthly New Privately-Owned Residential Building Permits | Residential building permits by MSA, county or place | Manufacturing, Mining and | national | county, or selected | 1996-2008+ | monthly | quantitative | # of permits | number of units; value (\$) of construction | public | free | http://censtats.census.gov/bldg/bldgprmt.s html. New data updated on a monthly | Immediate download | None. Available to the public. |
| | | | | Construction Statistics | | places | | | | | | | | basis can be downloaded in text or .csv | | |
| | | | | | | | | | | | | | | Iormat. | | |

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Housing

| | 1 | | 1 | 1 | T | | | | | | 1 | | 1 | | | Legal Barriers to Public |
|------------------------|---|--|---|----------------------------------|---|---|--------------------------|-------------------------|--|--------------|--|--------------------------|-----------|--|--|--|
| Concepts | Indicators | MCIC Concept | MCIC Indicator | Potential Data Set(s) | Geographic Scope | Geographic Scale | Chronologial e Scope | Frequency of Updates | Qualitative vs. Quantitative | Units | Cross-Cutting Variables | Public or Proprietary | Price | Means of Acquisition | Estimated Time for Acquisition | Dissemination |
| | | | | | oreg-up-me orep- | 911g-14 | - In the second | o pantes | Q | | | - represent | | | | |
| | | | | | | Metropolitan area | | | | | | | | | | |
| | | | | | | Note: Geography of the survey was | | | | | | | | Web scrape from Census website. | | |
| | | New, privately-owned housing units authorized by | D. 11 D. 14 C. 14 P. 15 | va a | | exanded in 2004, | | | | | | 1 | | Available either as html or pdf document. Accessed at | | |
| | | permit AND value of new, privately-owned housing units authorized by permit | Building Permit Survey of the US Census Bureau | US Census Bureau | national | so data from 1990 2003 are not | 7- 1990-2005? | monthly | quantitative | | number of units | public | free | Accessed at http://www.census.gov/const/www/C40/ta | immediate download | None. Available to the public. |
| | | 31 | | | | directly | | | | | | | | ble3.html#monthly | | |
| | | | | | | comparable with data from 2003+. | | | | | | | | | | |
| | | | | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | | | | | | | |
| | | | | | US Department of Housing and Urban | | | | | | | | | | | |
| | | | | | Development, Office of | | | | | | | | | | | |
| | | | Median inspection score assigned by HUD for multi- | Physical Inspection Score Report | | | | | | | | inspection | | | http://www.hud.gov/offices/hsg/mfh/remsp | |
| | Quality | | family housing | Developments | Programs | national | municipality | 2006-+? | ?? | quantitative | | release date | public | free | ysinspscores.cfm | |
| | Need for Rehabilitation Rehabilitated Affordable Units | | | | | + | | | | | + | | | | | |
| | Renabilitated Artordable Units | | | Decennial Census Data, Summary | | | | | | | | income, race, | | | | Immediate download in a usab |
| | | | _ | File 1 | US Census Bureau | national | tract place (selected | 1990 - 2000 | 10 years | quantitative | # of units | etc. | public | free | Online download | format |
| | | | | | | | places only) or | | | | | income, race, | | | | Immediate download in a usab |
| | | | - | American Community Survey | | national | county | 2000-2006 | annually | quantitative | # of units | etc. | public | free | Online download | format |
| | | | | | Easy Analytic Software, Inc. (EASI). EASI data | | | | | | | | | | | |
| | | | Number of renter-occupied housing units (and change | | sources include Bureau | | | | | | | | | | | |
| | Rental Units | | in percentage of renter-occupied units, 1990-2007+) | | of the Census – 2000 Census PL 94 – 171; | | | | | | | | | | | Allow standard time for |
| | | | | EASI, Inc. Reports: Housing | 2000 Census SF1 and | national | tract | ? - 2007+ | annually | quantitative | # of units | income, race, | proprieta | ur | Purchase software | processing (5-10 business days |
| | | | | Characteristics | SF3. (These Census data are the EASI benchmark | national | tract | : - 2007+ | amuany | quantitative | # Of units | etc. | у | | i dichase software | but can be downloaded and use immediately upon receipt. |
| | | | | | or starting point for the | | | | | | | | | | | inimediately upon receipt. |
| | | | | | demographic updates | | | | | | | | | | | |
| | | | | | and the forecasts.) Other rel | | | | | | | | | | | |
| | Diversity of housing mix/type | | | | | | | | | | | | | | | |
| | Supply and demand of housing by price point, tenure, etc. | | | | | | | | | | | | | | | |
| | | | | | | 1 | | | | | | | | | | |
| | Deterioration as a result of economic pressures Proximity to transit (and other infrastructure) | | | | | + | | | | | | | | | | |
| | NPO/private rehabilitation capacity in dollars | | | | | | | | | | | | | | | |
| | Age of housing stock Property transactions | | | | | | | | | | | | 1 | | | |
| | Building Permits | | | | | | | | | | | | | | | |
| | Demolitions Future land use (clarification needed) | | | | | 1 | | | | | | | | | | |
| Demand | Occupancy Rate | | | | | | | | | | | | | | | |
| Stability Financing | Condominium Conversions Availability of Financing | | | | | + | | | | | | | | | | |
| Tinancing | Evictions | | | | | | | | | | | | | | | |
| | Foreclosures Public Housing Units | | | | | + | | | | | | | | | | |
| | Wait time for Subsidized Units | | | | | | | | | | | | | | | |
| | Demographic trends Capital availability (human and financing) | | | - | - | | | | | | 1 | + | - | + | | - |
| 1 | Utilization of LIHTCs vs. their capacity to be | | | 1 | 1 | | | | 1 | | 1 | 1 | | | | 1 |
| 1 | effective (is the credit large enough to incent affordable housing development) | | | | | | | | | | | | | | | |
| | Use of incentives by municipalities | | | <u> </u> | <u> </u> | | | | | | | | | | | |
| | Expiring tax credits Anticipation of Lending | | <u> </u> | <u> </u> | <u> </u> | 1 | 1 | | | | | 1 | | | | |
| Homelessness | Homelessness | | | | | | | | | | | | | | | |
| Tenure | Availability of Shelter (space/beds) Homeownership | | <u> </u> | <u> </u> | <u> </u> | 1 | 1 | | | | | 1 | | | | |
| Tenure Equity | Dist of Affordable Housing by Geography | | | | <u> </u> | | | | | | | | | | | |
| | Distribution of Rent Burden (by race, ethnicity, income, etc) | | | | | | | | | | | | | | | |
| | Proximity to Jobs | | | | <u> </u> | | | | <u> </u> | | <u> </u> | | | | | |
| Sustainability | Number of Green Units Energy efficiency | | | | | | | | <u> </u> | | 1 | | <u> </u> | | | |
| Other | Workforce Housing | | | | | | | | | | <u> </u> | | | | | |
| | Set Aside (IZ) | | | | ļ | | | | 1 | | 1 | | | | | |
| | Predictors of foreclosure School funding | | | 1 | 1 | 1 | | | + | 1 | † | + | 1 | | | - |
| | School crowding | | | | | | | | | | | | | | | |
| | School funding bonus (IL) statewide Utilization of suburbs, etc. | | + | 1 | 1 | 1 | | | 1 | <u> </u> | 1 | + | | | | 1 |
| | Vacant Lots | | | | | | | | | | | | | | | |
| Regulatory Issues | Water and Sewage Capacity Density Permitted | | | - | - | | | | | | | + | - | + | | - |
| gamory issues | Cost of Regulations | | | | | | | | | | | | | | | |
| 1 | Cost of Building Permits Cost of property tax | | <u> </u> | <u> </u> | <u> </u> | 1 | 1 | | | | | 1 | | | | |
| I | Lot Size Requirements | | | | | | | | | | <u> </u> | | | <u> </u> | | |
| | Impact fees | | | | | | | | | | | | | | | |
| | Cost-benefit of green regulations | 1 | 1 | l | 1 | | 1 | L | 1 | 1 | 1 | | | 1 | J | l |

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Housing

| Concepts | Indicators | Reliability, Quality and Integrity | Prioritization/Other Notes | | | | | |
|--------------------|--|---|---|--|--|--|--|--|
| Supportive Housing | Supportive Housing Senior Housing | | | | | | | |
| 100 1100 10 | Accessible Housing (disabled) | | | | | | | |
| Affordability/Cost | | | | | | | | |
| | | high level of quality and reliability | Desirable data set because it provides the most recent data at the national level; hower, the | | | | | |
| | | high level of data quality, but reflects smaller sample size than decennial census data | geographic scale may not be granular enough depending on CMAP's intented use of data. Many municipalities within the region are not included in ACS. | | | | | |
| | | | | | | | | |
| | Housing Cost Burden | | Desirable data set because it provides the most recent data at the national level; hower, the | | | | | |
| | | hig level of data quality, but reflects smaller sample size than decennial census data | geographic scale may not be granular enough depending on CMAP's intented use of data. Many municipalities within the region are not included in ACS. Desirable data set because if provides the most recent data at the national level; hower, the | | | | | |
| | | hig level of data quality, but reflects smaller sample size than decennial census data | geographic scale may not be granular enough depending on CMAP's intented use of data. Many municipalities within the region are not included in ACS. Desirable data set because if provides the most recent data at the national level; hower, the | | | | | |
| | | hig level of data quality, but reflects smaller sample size than decennial census data | geographic scale may not be granular enough depending on CMAP's intented use of data. Many municipalities within the region are not included in ACS. Desirable data set because it provides the most recent data at the national level; hower, the | | | | | |
| | | hig level of data quality, but reflects smaller sample size than decennial census data | Desirable data set occause it provides the most recent data at the national level; nower, the geographic scale may not be granular enough depending on CMAP's intented use of data. Many municipalities within the region are not included in ACS. | | | | | |
| | Subsidized Units | | From DataPlace: The Section 8 data are derived from the Multifamily Assistance and Section 8 Contracts (formerly known as Section 8 Expiring Use) Database, which is available every month from the U.S. Department of Housing and Urban Development Web site a | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Land Value | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Construction Costs | RSMeans Construction Costs data are created using annually- updated indexes of national averages. | A model housing development would need to be created using RS Means online application, and applied to various geograhies in Illinois. Detail about the Locational Factor from RS Means, "Location Factors are an extremely useful tool to use when you want to compare costs from city to city and region to region. A Location Factor is a collection of multipliers that are applied to the US national average cost of the same item. This software contains Location Factors for over 900 three-digit zip code locations in the United States and more than 70 areas in Canada. To create a reliable index, RSMeans researched the building type most often constructed in the United States and Canada. Because it was concluded that no one type of building completely represented the building construction industry, nine different types of buildings were combined to create a composite model. The exact material, labor and equipment quantities are based on detailed analysis of these nine building types, then each quantity is weighted in proportion to expected usage. These various material items, labor hours, and | | | | | |
| | Costs (including regulatory) around green | | equipment rental rates are thus combined to form a composite building representing as close | | | | | |
| | development | | | | | | | |
| | Non-housing costs associated with housing (construction, long term) | | | | | | | |
| | Ratio of local median housing cost to regional median | | | | | | | |
| | HH property tax burden vs. HH employment | | | | | | | |
| | Underlying zoning/infrastructure permitted (lot sizes, etc.) | | | | | | | |
| Supply | | Construction starts and completions represent a sample only of permitted constuction. High quality but small sample size (and higher margin of error.) | | | | | | |
| | New Construction | Permit data represents a sample of places in Illinois and is not a comprehensive dataset. The current sampled places were selected in 2004, and are re-selected every 10 years. | | | | | | |

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| Concepts | Indicators | Reliability, Quality and Integrity | Prioritization/Other Notes |
|-------------------|--|---|--|
| | | , vanily and integral | |
| | | | |
| | | | |
| | | Negative: This is only a survey and is not a comprehensive | From Data Black "The U.S. Carrow Bureau releases around counts of privately award |
| | | inventory. Is not the most representative data set. Positive: | From DataPlace: "The U.S. Census Bureau releases annual counts of privately-owned residential units authorized by building permits, based on a mail survey of local building |
| | | Much more accessable that obtaining permit info from | permit offices. The data relate to new housing units intended for occupancy, and e |
| | | individual local govnts. | 3 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | Quality Need for Rehabilitation | | Subjective score assigned by HUD personnel. |
| | Rehabilitated Affordable Units | | |
| | | | |
| | | None. Available to the public. | Most reliable source available, but dated |
| | | | |
| | | None. Available to the public. | |
| | | | |
| | | | |
| | | | |
| | Rental Units | | |
| | | | High quality, but like any estimates these figures are based on models that project |
| | | | population, housing units, etc. on past Census data and can therefore not be as reliable as |
| | | | Census. |
| | | | |
| | | | |
| | | | |
| | Diversity of housing mix/type | | |
| | Diversity of housing mix/type Supply and demand of housing by price point, | | |
| | tenure, etc. | | |
| | | | |
| | Deterioration as a result of economic pressures | | |
| | Proximity to transit (and other infrastructure) NPO/private rehabilitation capacity in dollars | | |
| | Age of housing stock | | |
| | Property transactions | | |
| | Building Permits | | |
| | Demolitions Future land use (clarification needed) | | |
| Demand | Occupancy Rate | | |
| Stability | Condominium Conversions | | |
| Financing | Availability of Financing | | |
| | Evictions Foreclosures | | |
| | Public Housing Units | | |
| | Wait time for Subsidized Units | | |
| | Demographic trends | | |
| | Capital availability (human and financing) Utilization of LIHTCs vs. their capacity to be | | |
| | effective (is the credit large enough to incent | | |
| | affordable housing development) | | |
| | Use of incentives by municipalities | | |
| | Expiring tax credits Anticipation of Lending | | |
| Homelessness | Homelessness | | |
| _ | Availability of Shelter (space/beds) | | |
| Tenure Zanity | Homeownership Dist of Affordable Housing by Geography | | |
| Equity | Dist of Affordable Housing by Geography Distribution of Rent Burden (by race, ethnicity, | | |
| | income, etc) | | |
| | Proximity to Jobs | | |
| Sustainability | Number of Green Units Energy efficiency | | |
| Other | Workforce Housing | | |
| • | Set Aside (IZ) | | |
| | Predictors of foreclosure | | |
| | School funding School crowding | | |
| | School crowding School funding bonus (IL) statewide | | |
| | Utilization of suburbs, etc. | | |
| | Vacant Lots | | |
| Pogulatory Towns | Water and Sewage Capacity | | |
| Regulatory Issues | Density Permitted Cost of Regulations | | |
| | Cost of Building Permits | | |
| | Cost of property tax | | |
| | Lot Size Requirements | | |
| | Impact fees Cost-benefit of green regulations | | |
| | cost ochern of green regulations | I . | I |

Retreiving additional information on meaning of scores

Used together, these three sources could provide a fairly complete timeline of rental unit data, from 1990-present.

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